MAU LOA

AT KOA RIDGE

A LIMITED COLLECTION.
AN EXCEPTIONAL SETTING.

A LIMITED COLLECTION OF

DISTINCTIVE HOMES

Some opportunities are rare.

Some homes are exceptional.

Mau Loa brings them together.

Welcome to Mau Loa at Koa Ridge, where contemporary homes are thoughtfully designed for those who appreciate timeless architecture, superior craftsmanship, and the chance to own in one of Koa Ridge's most desirable neighborhoods.

Offering spacious three- and four-bedroom floor plans ranging from approximately 1,535 to 2,271 square feet, Mau Loa combines generous living spaces with sophisticated design and opportunities to personalize your home to reflect your lifestyle.



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A SYMBOL OF NEW BEGINNINGS

Representing the keiki koa, or young koa tree, the koa leaf has become a defining symbol of Koa Ridge—signifying new life, growth, and the promise of new beginnings.

AN EXCEPTIONAL SETTING.

WHERE NATURE AND COMMUNITY COME TOGETHER.

Perfectly positioned within Koa Ridge, Mau Loa is adjacent to the future Community Park, connected to the Hoʻāla Trail, and just moments from Kalāhikiola Park. Surrounded by an array of planned amenities, open green spaces, and the natural beauty of Central Oʻahu, it's a place where nature, recreation, and community come together to enrich everyday living.

- ✓ Adjacent to the future Community Park
- ✓ Connected to the 7.5-mile Hoʻāla Trail
- ✓ Near Kalāhikiola Park
- ✓ Exclusive perimeter homesites available
- ✓ Close to everything Koa Ridge has to offer



KOA RIDGE. WHERE EVERY DAY BEGINS AND ENDS BEAUTIFULLY.

LIVE, GROW, THRIVE

EVERYTHING YOU LOVE, RIGHT WHERE YOU BELONG.

At Koa Ridge, life is designed to bring everything closer—making every day easier, more connected, and more fulfilling.

The Village Green will bring neighbors together through farmers markets, food trucks, and community events, while the 7.5-mile Hoʻāla Trail connects parks, open spaces, and everyday destinations throughout the community.

Future amenities—including The Gateway with shopping, dining, and entertainment, a recreation center with a pool, and a planned elementary school—will further enhance the vibrant lifestyle that makes Koa Ridge unique.

Ideally located in Central Oʻahu, Koa Ridge keeps you close to town, the airport, and surrounding communities. Future employment opportunities within the community also offer the potential for shorter commutes and more time to enjoy what matters most.

At Mau Loa, everything you need isn't just nearby—it's part of a community designed for connection, convenience, and a true sense of belonging.

- PARKS AND OPEN SPACES
- HOʻĀLA TRAIL
  7.5-MILE SHARED USE PATH
- THE GATEWAY
  SHOPPING, DINING, ENTERTAINMENT & GROCER
- RECREATION CENTER & POOL
- VILLAGE GREEN
  COMMUNITY GATHERINGS
- ELEMENTARY SCHOOL
- KOA RIDGE BUSINESS PARK
- HEALTHCARE













INSPIRED LIVING STARTS AT KOA RIDGE.

A MASTER-PLANNED COMMUNITY

ROOTED IN PLACE. INSPIRED BY POSSIBILITY.

MAU LOA
AT KOA RIDGE

MAU LOA
A limited collection of beautifully designed residences, including exclusive perimeter homesites, near parks, trails, and future community amenities.

COMMUNITY PARK

KALĀHIKIOLA PARK

VILLAGE GREEN
Gathering Place

DOG PARK

HOʻĀLA TRAIL
7.5-Mile Shared Use Path

HEALTHCARE

CENTRAL OʻAHU
REGIONAL PARK

RECREATION
CENTER

ELEMENTARY SCHOOL

HOTEL

KOA RIDGE
BUSINESS PARK

BIG BOX
STORE

H2
FREEWAY

KAMEHAMEHA HWY

KA UKA BLVD

GROCER

WAIPIʻO
COSTCO

THE GATEWAY
Shopping, Dining, Entertainment & Grocer

This map is for illustrative purposes only and intended to provide a general overview of the amenities planned at Koa Ridge. The information depicted is subject to change due to the evolving nature of the development. No guarantee is made that the buildings, features, roadways, landscaping, colors, sizes, and other information depicted or otherwise described will be built or, if built, will be the same as depicted or described herein. CCHHI, its successors, and assigns, reserve the right, in their sole and absolute discretion, to make changes at any time without notice or obligation.

CENTRAL OʻAHU

Close to town. Close to the airport.

Close to everything that matters.



THOUGHTFULLY DESIGNED

FIVE FLOOR PLANS. ENDLESS POSSIBILITIES.

Designed for the way families live today, Mau Loa offers a collection of contemporary three- and four-bedroom detached single-family condominiums, with select floor plan configurations accommodating up to six bedrooms. Open first-floor living areas feature nine-foot ceilings and luxury vinyl tile, while covered lānais create a natural extension of the home for relaxed indoor-outdoor living.

Each residence features a curated exterior color scheme, selected from four distinctive options, along with a private yard and enclosed two-car garage. Stainless-steel kitchen appliances, Kohler plumbing fixtures, and split-system air conditioning bring comfort, quality, and convenience to everyday life. A variety of personalization options allows you to shape your home around the way you live.



3 and 4
BEDROOMS
+ OPTIONS

2 to 3.5
BATHROOMS

1,535 to 2,271
SQUARE FEET

PERSONALIZATION
OPTIONS

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PREMIUM FEATURES. EXCEPTIONAL COMFORT.

From high-quality finishes to energy-efficient construction and smart-home technology, every feature is selected to make life at home more comfortable and convenient while delivering the lasting quality expected from Castle & Cooke.

INTERIOR

- 9'-high ceiling in first-floor living areas
- Mini-split air conditioning systems in the living room, family room, and all bedrooms
- Luxury vinyl tile (LVT) throughout and wall-to-wall carpet in bedrooms and where specified
- Stainless-steel range/oven, dishwasher, and hood fan
- Stainless-steel Kohler kitchen sink
- Kohler kitchen and bathroom plumbing fixtures
- Quartz kitchen countertops
- European frameless-style cabinetry with soft closers and wood boxes
- LX Hausys HIMACS solid-surface countertops, tub, and shower surround at bathrooms
- Mirrored wardrobe doors in the bedrooms
- Closet and storage wire shelving systems, as specified
- Dual high-power USB-C outlets in kitchens and primary bedrooms

EXTERIOR

- Contemporary architectural styles in four color schemes
- HardiePanel and HardiePlank siding with a 30-year warranty
- Asphalt shingle roofing with a 30-year warranty
- Privacy vinyl fencing at the rear yard of interior lots
- Fiberglass exterior doors
- Hurricane impact windows and doors, including Raynor hurricane-ready garage doors



SMART HOME FEATURES

- High-definition smart doorbell
- Smart Wi-Fi switch
- Garage door mobile app integration
- 1-year free doorbell and whole-home control mobile app

ENERGY EFFICIENCY

- Solar hot-water system
- Electric Vehicle (EV) ready
- Photovoltaic (PV) ready

OPTIONAL UPGRADES

- Washer, dryer, refrigerator, and microwave options
- Cabinet upgrades
- Flooring upgrades
- Quartz countertop upgrades
- Upgraded plumbing fixtures and bath accessories
- Kitchen tile backsplash upgrades
- Closet system upgrades
- Recessed lighting and under-cabinet lighting upgrades
- Smart home upgrades, including cameras, additional smart switches, alarm systems, and other options

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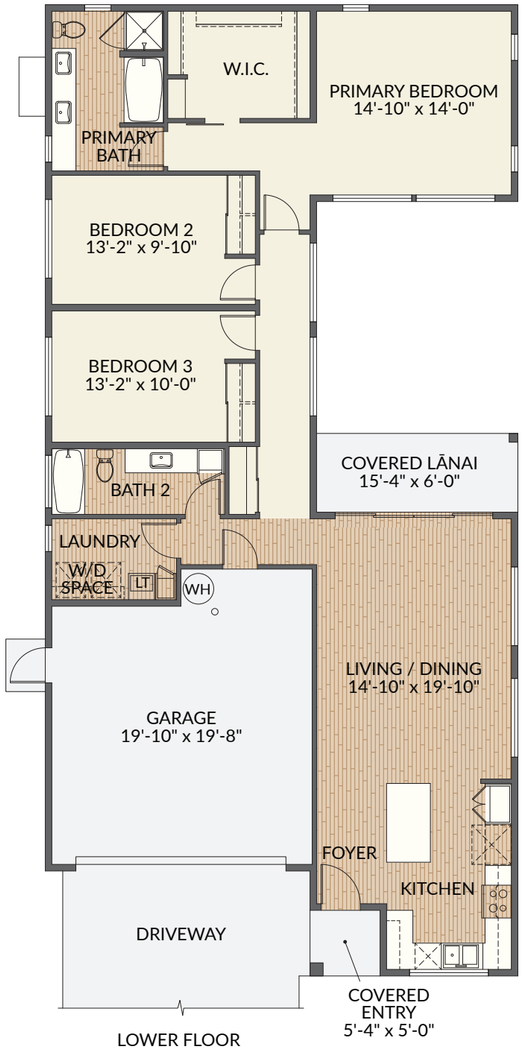
ELEVATED DESIGN. BEAUTIFULLY LIVED.

Open, welcoming living spaces, well-appointed kitchens, abundant natural light, and inviting private retreats come together to create homes that are equally suited for quiet evenings, family gatherings, and effortless entertaining.

PLAN 1A/B 3 Bedroom | 2 Bath

PLAN 1A		PLAN 1B	
Living Area:	1,539 SF	Living Area:	1,535 SF
Garage:	409 SF	Garage:	409 SF
Covered Entry:	25 SF	Covered Entry:	25 SF
Covered Lānai:	91 SF	Covered Lānai:	91 SF
Total:	**2,064 SF**	**Total:**	**2,060 SF**
Net Living Area:	**1,539 SF***	**Net Living Area:**	**1,535 SF***
Gross Living Area (GLA):	**1,675 SF***	**Gross Living Area (GLA):**	**1,675 SF***





LOWER FLOOR

Luxury Vinyl Tile

Carpet

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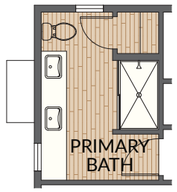
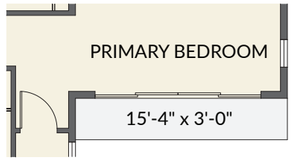
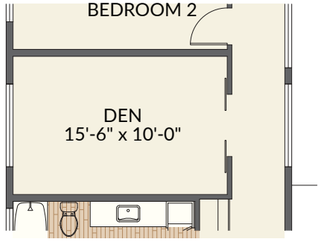
OPTIONS



SHOWER AND STORAGE OPTION
(IN LIEU OF TUB & SHOWER)



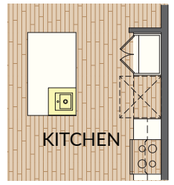
SLIDING DOOR OPTION



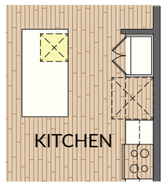
DEN OPTION
(IN LIEU OF BEDROOM 3)



SHOWER OPTION
(IN LIEU OF TUB)



SINK OPTION

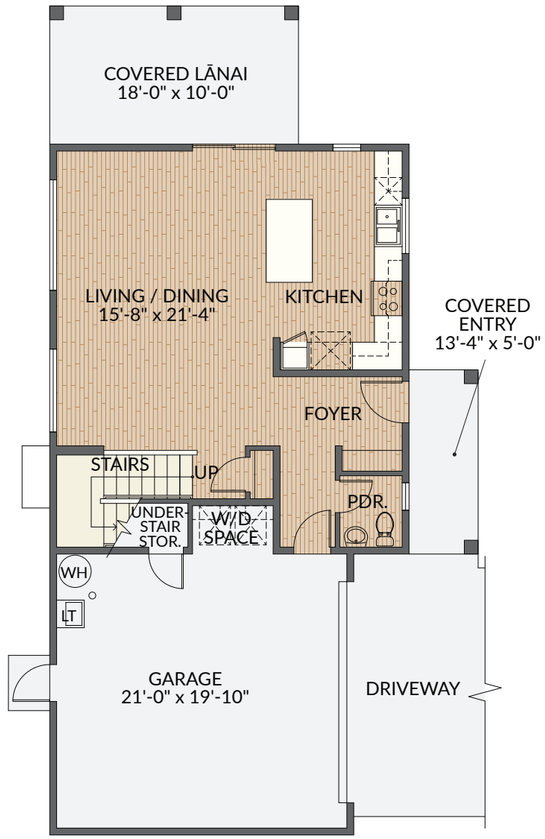


BEVERAGE CENTER OPTION

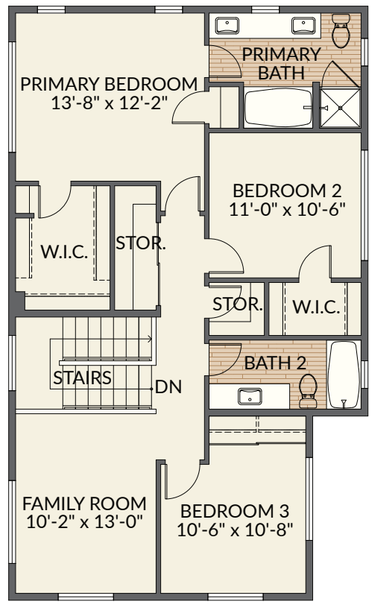
PLAN 2A/B 3 or 4 Bedroom | 2.5 Bath

LIVING AREA	
Lower Floor:	685 SF
Upper Floor:	917 SF
Sub Total:	**1,602 SF**
Garage:	427 SF
Covered Entry:	64 SF
Covered Lānai:	177 SF
Total:	**2,270 SF**
Net Living Area:	**1,602 SF***
Gross Living Area (GLA):	**1,705 SF***





LOWER FLOOR



UPPER FLOOR

Luxury Vinyl Tile

Carpet

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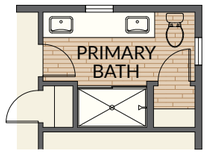
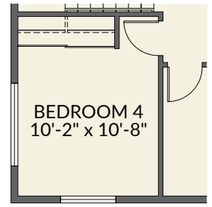
UPPER FLOOR OPTIONS



SHOWER AND STORAGE OPTION
(IN LIEU OF TUB & SHOWER)

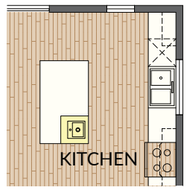


SHOWER OPTION
(IN LIEU OF TUB)

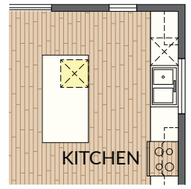


BEDROOM 4 OPTION
(IN LIEU OF FAMILY ROOM)

LOWER FLOOR OPTIONS



SINK OPTION

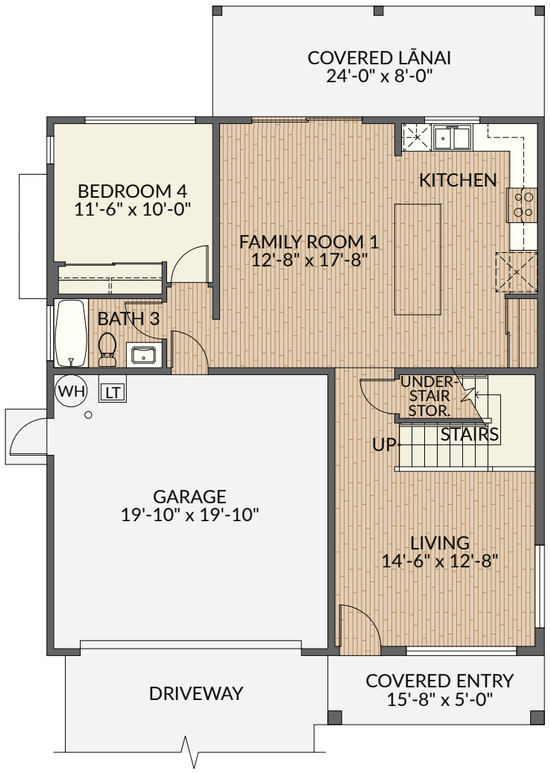


BEVERAGE CENTER OPTION

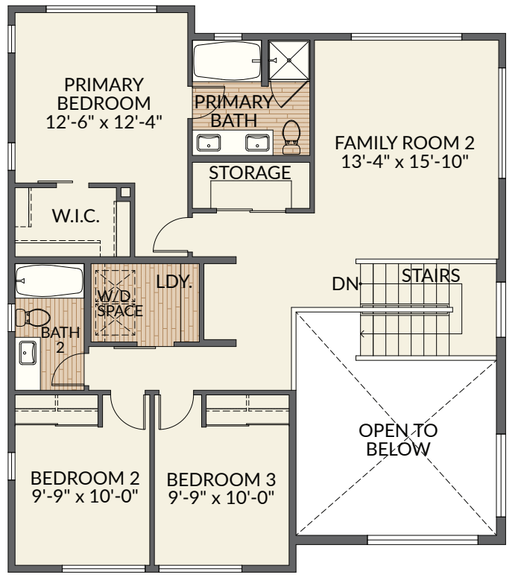
PLAN 3A/B 4 to 6 Bedroom | 3 Bath

LIVING AREA	
Lower Floor:	898 SF
Upper Floor:	1,029 SF
Sub Total:	**1,927 SF**
Garage:	384 SF
Covered Entry:	76 SF
Covered Lānai:	190 SF
Total:	**2,577 SF**
Net Living Area:	**1,927 SF***
Gross Living Area (GLA):	**2,123 SF***





LOWER FLOOR



UPPER FLOOR

Luxury Vinyl Tile

Carpet

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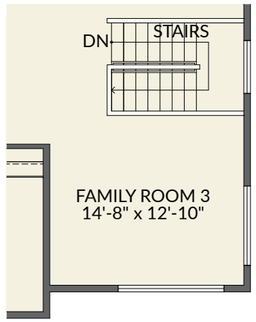
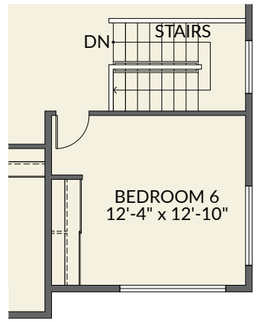
UPPER FLOOR OPTIONS



BEDROOM 5 OPTION
(IN LIEU OF FAMILY ROOM 2)



FAMILY ROOM 3 OPTION
(IN LIEU OF VOLUME CEILING)



BEDROOM 6 OPTION
(IN LIEU OF VOLUME CEILING)

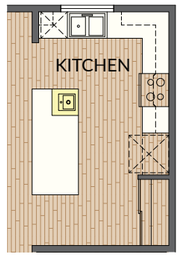


SHOWER OPTION
(IN LIEU OF TUB)

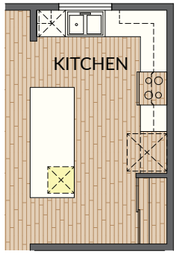


SHOWER OPTION
(IN LIEU OF TUB)

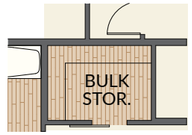
LOWER FLOOR OPTIONS



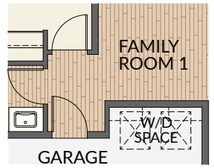
SINK OPTION



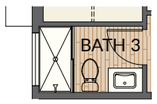
BEVERAGE CENTER OPTION



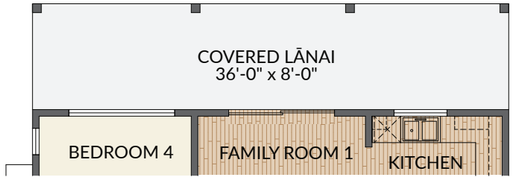
BULK STORAGE - UPPER FLOOR
(IN LIEU OF LAUNDRY ROOM)



GARAGE LAUNDRY OPTION



SHOWER OPTION
(IN LIEU OF TUB)

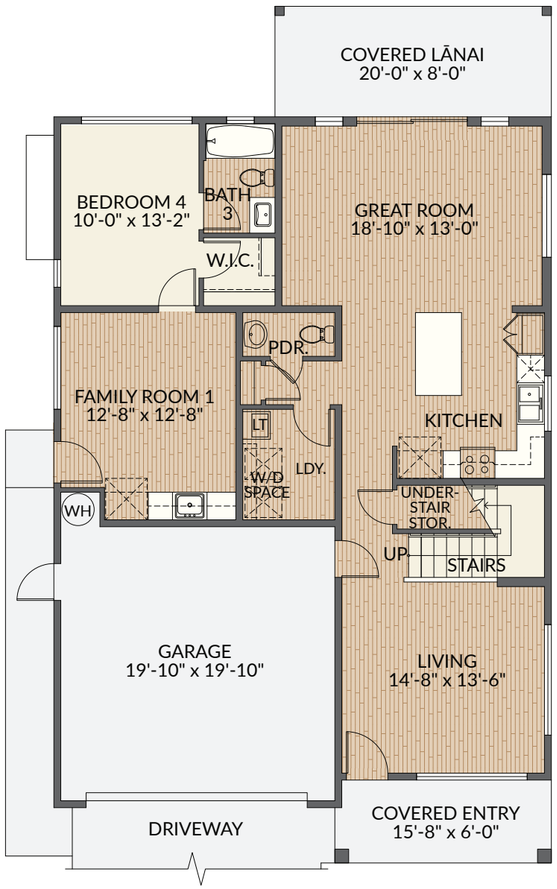


EXPANDED LĀNAI OPTION

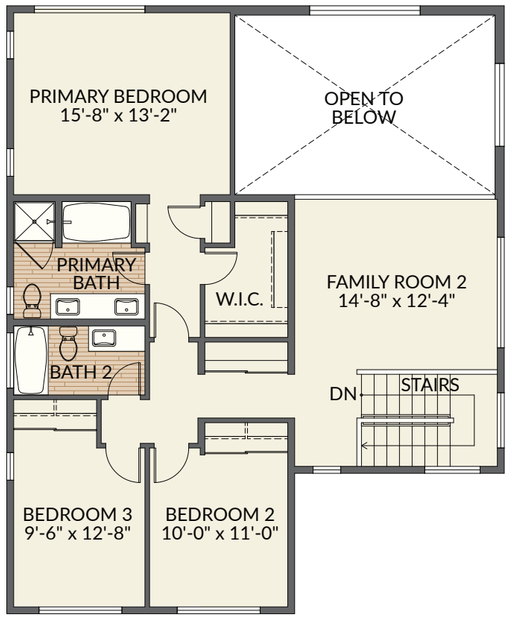
PLAN 4A/B 4 or 5 Bedroom | 3.5 Bath

PLAN 4A		PLAN 4B	
Living Area		Living Area	
Lower Floor:	1,231 SF	Lower Floor:	1,231 SF
Upper Floor:	1,005 SF	Upper Floor:	1,007 SF
Sub Total:	**2,236 SF**	**Sub Total:**	**2,238 SF**
Garage:	391 SF	Garage:	391 SF
Covered Entry:	91 SF	Covered Entry:	91 SF
Covered Lānai:	159 SF	Covered Lānai:	159 SF
Total:	**2,877 SF**	**Total:**	**2,879 SF**
Net Living Area:	**2,236 SF***	**Net Living Area:**	**2,238 SF***
Gross Living Area (GLA):	**2,466 SF***	**Gross Living Area (GLA):**	**2,466 SF***





LOWER FLOOR



UPPER FLOOR

Luxury Vinyl Tile

Carpet

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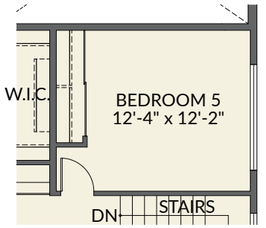
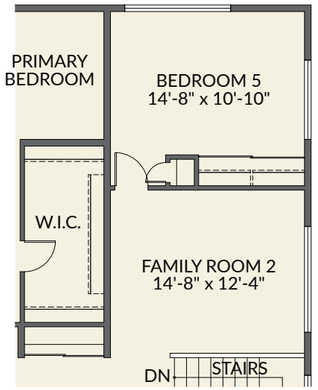
UPPER FLOOR OPTIONS



BEDROOM 5 OPTION
(IN LIEU OF FAMILY ROOM 2)



BEDROOM 5 OPTION
(IN LIEU OF VOLUME CEILING)



EXPANDED FAMILY ROOM OPTION
(IN LIEU OF VOLUME CEILING &
FAMILY ROOM 2)



SHOWER AND
STORAGE OPTION
(IN LIEU OF TUB &
SHOWER)

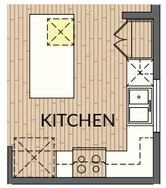


SHOWER OPTION
(IN LIEU OF TUB)

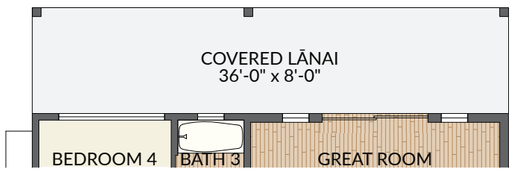
LOWER FLOOR OPTIONS



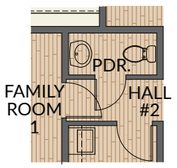
SINK OPTION



BEVERAGE CENTER OPTION



EXPANDED LĀNAI OPTION



FAMILY ROOM 1 - DOOR OPTION

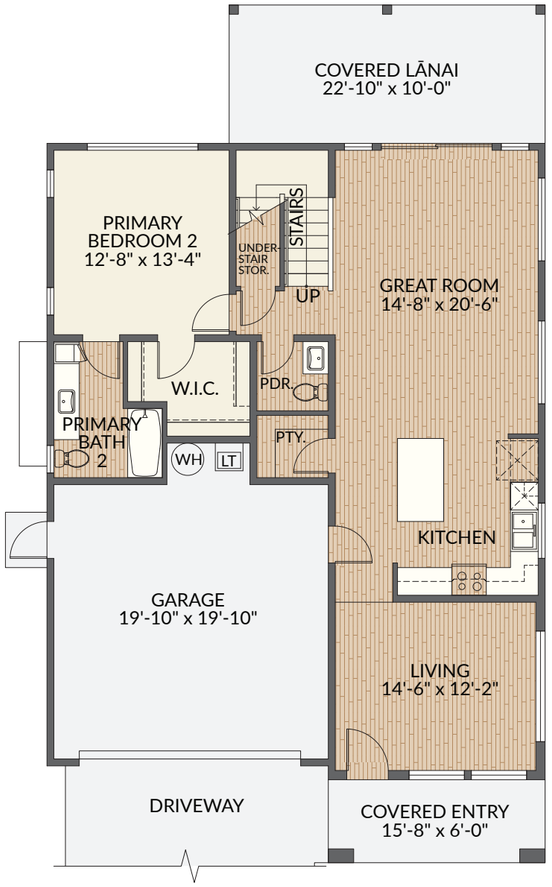


SHOWER OPTION
(IN LIEU OF TUB)

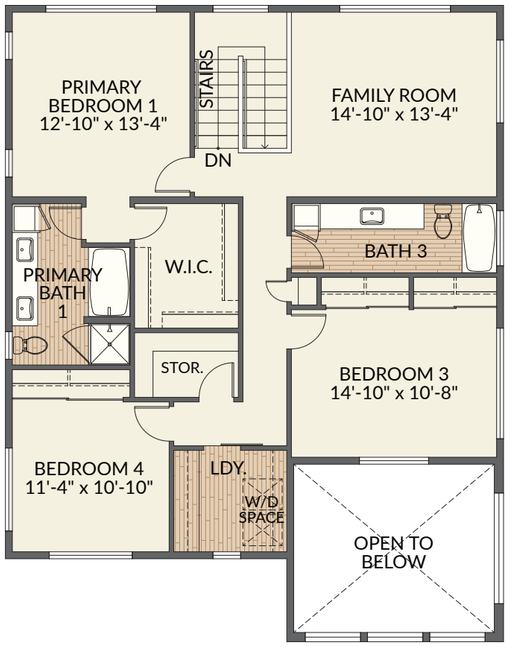
PLAN 5A/B 4 or 5 Bedroom | 3.5 Bath

LIVING AREA	
Lower Floor:	1,090 SF
Upper Floor:	1,181 SF
Sub Total:	**2,271 SF**
Garage:	402 SF
Covered Entry:	90 SF
Covered Lānai:	227 SF
Total:	**2,990 SF**
Net Living Area:	**2,271 SF***
Gross Living Area (GLA):	**2,496 SF***





LOWER FLOOR



UPPER FLOOR

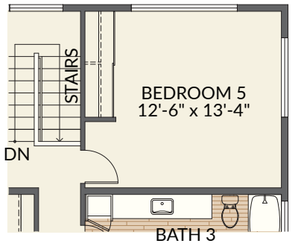
Luxury Vinyl Tile

Carpet

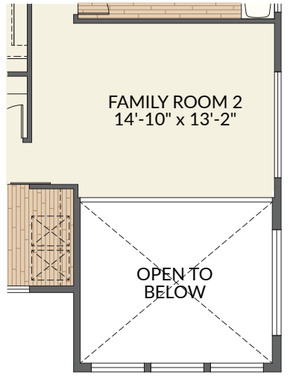
Images, renderings, floor plans, features, colors, sizes and other information are approximate and subject to change due to the evolving nature of development. No guarantee is made that the images, renderings, features and other information depicted or otherwise described will be built or, if built, will be the same as depicted or described herein. CCHHI, its successors, and assigns, reserve the right, in their sole and absolute discretion, to make changes at any time without notice or obligation.

*Both net living area (NLA) and gross living area (GLA) are shown. For condominiums, including detached single-family condominium residences, Hawaii law requires unit square footage to be stated as net living area (NLA), measured from the interior surface of the perimeter walls excluding any area occupied by a load-bearing structure. For single-family residences (not subject to a condominium property regime), GLA is typically noted with use of American National Standards Institute® exterior perimeter measurements.

UPPER FLOOR OPTIONS



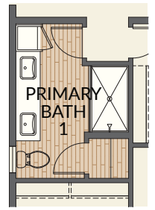
BEDROOM 5 OPTION
(IN LIEU OF FAMILY ROOM)



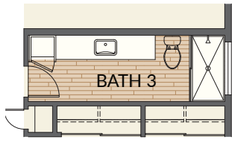
FAMILY ROOM 2 OPTION
(IN LIEU OF BEDROOM 3)



FAMILY ROOM 3 OPTION
(IN LIEU OF VOLUME CEILING
& BEDROOM 3)

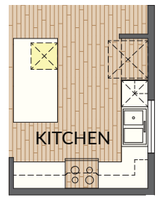


SHOWER AND STORAGE OPTION
(IN LIEU OF TUB & SHOWER)

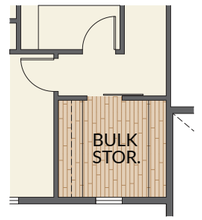


SHOWER OPTION
(IN LIEU OF TUB)

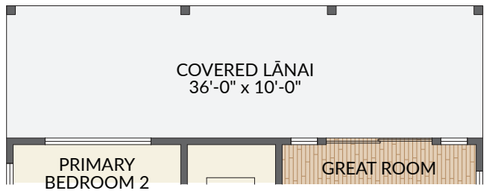
LOWER FLOOR OPTIONS



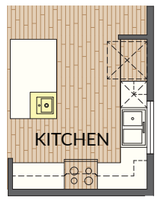
BEVERAGE CENTER OPTION



BULK STORAGE - UPPER FLOOR
(IN LIEU OF LAUNDRY)



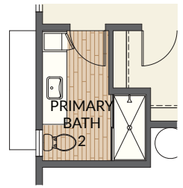
EXPANDED LĀNAI OPTION



SINK OPTION



GARAGE LAUNDRY OPTION



SHOWER OPTION
(IN LIEU OF TUB)

BUILT ON A LEGACY OF QUALITY

QUALITY ISN'T SIMPLY BUILT INTO OUR HOMES. IT'S BUILT INTO EVERYTHING WE DO.

For 175 years, Castle & Cooke has been part of Hawai'i's evolving story, with a history rooted in agriculture, business, and stewardship of the land. Over generations, that legacy has grown to include thoughtfully planned communities and homes built with exceptional craftsmanship, enduring quality, and attention to detail.

From the award-winning master-planned community of Mililani, where more than 16,000 homes have been built for local families, to Koa Ridge today, Castle & Cooke's reputation for quality has been earned one home at a time. Mau Loa at Koa Ridge carries that tradition forward.









RB-16790

Founded in 1851, Castle & Cooke's roots run deep in the history of these islands—
a time-honored legacy of investing in Hawai'i, creating communities, and delivering dreams.
Today, Castle & Cooke is one of the state's premier developers of master-planned communities, including
Mililani, which was awarded the title of All-America City in 1986 by the National Civic League.
We're proud to be a part of Hawai'i's history and to responsibly embrace its sustainable future.

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